

DEPARTMENT OF  
CITY PLANNING  
200 N. SPRING STREET, ROOM 525  
LOS ANGELES, CA 90012-4801  
AND  
6262 VAN NUYS BLVD., SUITE 351  
VAN NUYS, CA 91401

CITY PLANNING COMMISSION

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CITY OF LOS ANGELES  
CALIFORNIA



ANTONIO R. VILLARAIGOSA  
MAYOR

SMMC  
Agenda Item 8(a)  
May 12, 2008

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April 17, 2008

NOTICE OF PREPARATION

**EAF NO.:** ENV-2001-1196-EIR

**PROJECT NAME:** Studio City Senior Living Center

**PROJECT ADDRESS:** 4141 Whitsett Avenue

**COMMUNITY PLAN AREA:** Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass

**COUNCIL DISTRICT:** 2

**COMMENT DUE DATE:** Monday, May 19, 2008

The City of Los Angeles, Department of City Planning, as the Lead Agency, will require the preparation of an Environmental Impact Report (EIR) for the project identified herein. An EIR was required for the previously proposed project in November 2003; however, the EIR was postponed due to the reconfiguration of project site boundaries to accommodate construction of City of Los Angeles Fire Station No. 78. The fire station occupies a 1.1-acre portion of the southeast corner of the site and is not under ownership of the applicant. The project plans have since been revised to account for the boundary alterations. Notices of Preparations (NOP) were subsequently issued on January 4, 2007 and April 5, 2007 respectively, and two scoping meetings for a revised project were held on January 18, 2007 and March 20, 2007 respectively. The project has since been revised again (see below) and will once again require an EIR. The Department of City Planning requests your comments as to the scope and content of the EIR. A comprehensive project description and potential environmental effects are included below.

**Project Description**

The applicant proposes to subdivide the subject property into two lots, Parcels A and B. Parcel A will be approximately 508,244 square feet (11.67 acres) and will retain, with minor alterations to accommodate the lot split, the existing nine-hole golf course, driving range, and 22 surface parking spaces. The 1.1 acre site at the northwesterly corner of Whitsett Avenue and Valleyheart Drive, developed with a fire station, is not a part of the subject project. Parcel B will be approximately 193,466 square feet (4.44 acres) and will be developed with an approximately 336,000 square-foot, 200-unit senior residential condominium campus. The development will be comprised of five rectangular and one polygonal-shaped, four-story buildings, reaching a



maximum height of 45 feet. Each building will consist of between 30 and 40 residential units. Five of the buildings will be situated such that their longer faces orient northerly and southerly; the sixth building will be situated with its longer faces oriented easterly, along Whitsett Avenue, and westerly. Interior common areas will be provided on the entire ground floor of two buildings and on approximately one-third of the ground floor of two other buildings, providing approximately 40,000 square feet of common use area. The buildings will surround, and be separated by, a combination of approximately 109,176 square feet of landscape and hardscape.

Parking for the project will be provided at a ratio of 2.5 spaces per dwelling unit, for a total of 500 spaces for residents and their guests, and 135 spaces to serve the existing golf course and driving range, for a total of 635 spaces overall. The spaces will be available as a combination of the existing 22 surface parking stalls within Parcel A and two new levels of 613 subterranean parking spaces within Parcel B. Parking level P1 will contain 370 spaces for the exclusive use by residents and their guests. Residents and their guests will also have access to 130 of the 243 spaces on parking level P2. The remaining 113 spaces on parking level P2 plus the existing 22 surface parking spaces will provide the 135 parking spaces to be designated and reserved for the golf course and driving range.

Residents will own their dwelling unit and an undivided interest in the residential common areas. A homeowners' association will be established with a limited administrative function related to the residential common areas.

The applicant will retain ownership and operate the common areas and outdoor facilities. The common areas will include a large dining room and multipurpose room for guest speakers and community events for residents, an arts and crafts room, library, computer room, exercise room, mail room, and administrative offices.

The campus will function as a Senior Living Center, providing a Services Program in which residents are obligated by contract to participate by paying an applicable monthly fee.

Services will include:

- Maintenance of the entire campus, including individually owned units
- Weekly housekeeping of individual units
- 24- hour security
- Concierge services
- Dining room with sit-down service
- Arts and crafts
- Exercise facilities
- Onsite programs and outings
- Planned community events for residents
- Neighborhood van service
- Wellness clinic

The applicant will retain responsibility for the following:

- Campus management
- Operation of the common areas
- Provision of all services offered under the Services Program
- Maintenance of the entire campus, including units owned by residents, as well as residential common areas, and grounds
- Management of the resale of units when the resident leaves (although the resident benefits from price appreciation)

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:** Aesthetics, Air Quality, Cultural Resources, Geology and Soils, Hydrology/Water Quality, Land Use and Planning, Noise, Population and Housing, Public Services, Recreation, Transportation/Traffic, and Utilities/Energy Conservation.

The enclosed materials reflect the scope of the proposed project, which is located in an area of interest to you and/or the organization you represent. The Environmental Review Section of the Department of City Planning welcomes all comments regarding potential environmental impacts of the proposed project. All comments will be considered in the preparation of the EIR. **Written comments** must be submitted to this office by **May 19, 2008**.

Please direct your responses to:

David Somers, Project Coordinator  
Environmental Review Section  
Department of City Planning  
200 N. Spring Street, Room 750  
Los Angeles, CA 90012  
(213) 978-1343 (fax)  
[David.Somers@lacity.org](mailto:David.Somers@lacity.org) (email)

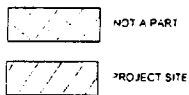
Gail Goldberg, AICP  
Director of Planning



David Somers

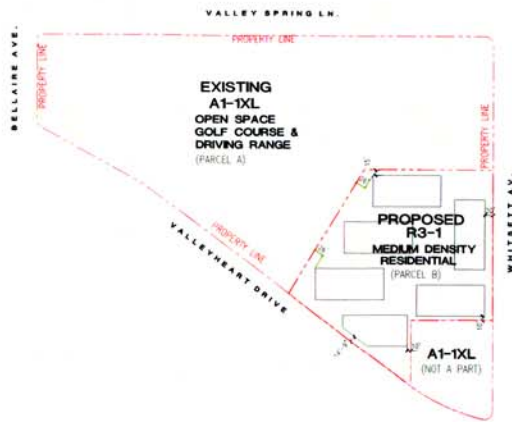
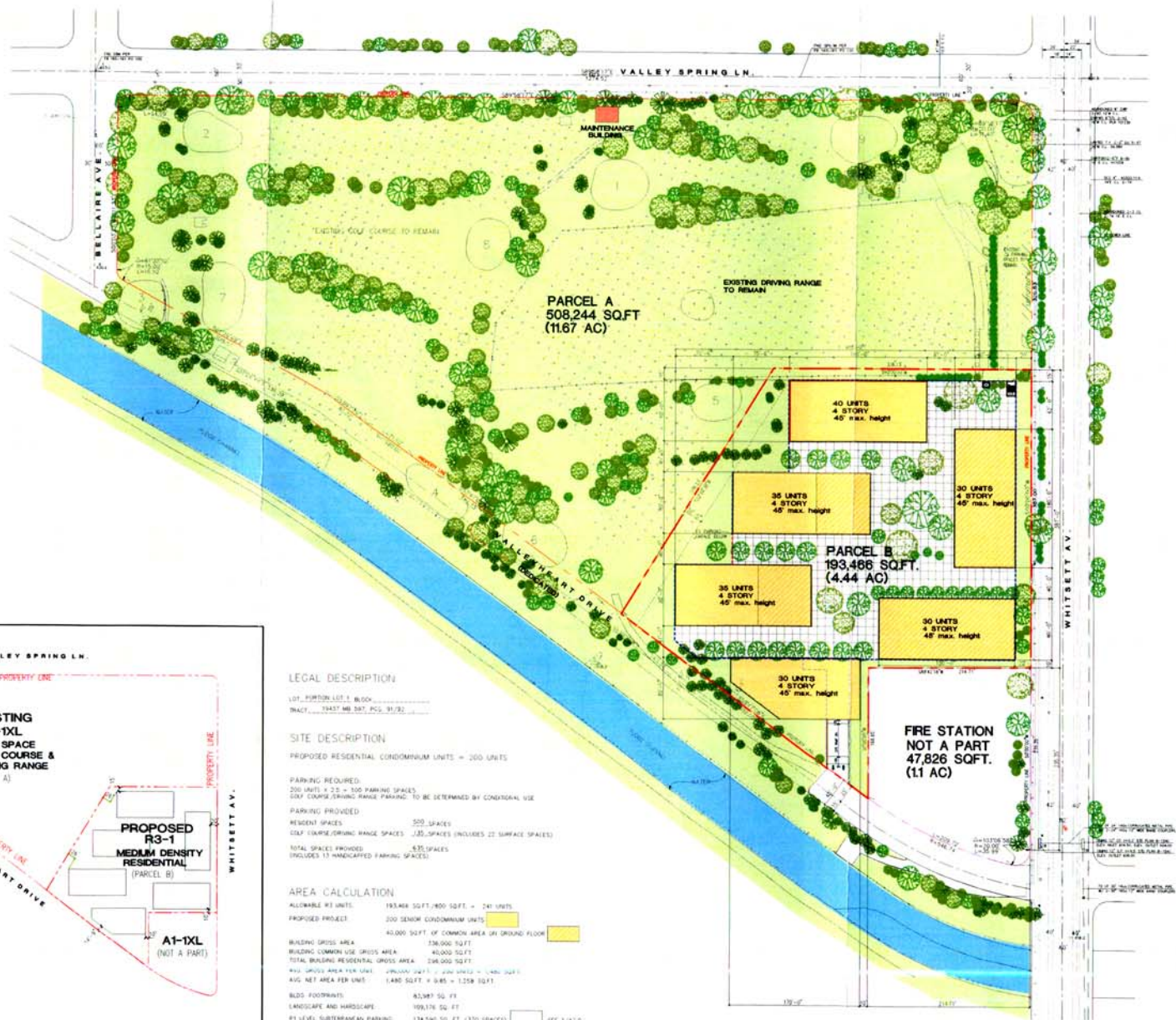
Planning Assistant, EIR Unit  
Environmental Review Section

Enclosures



C.D. 2  
C.T. 1435  
P.A. SHERMAN OAKS - STUDIO CITY -  
TOLUCA LAKE - CAHUENGA PASS

CASE NO  
DATE 04-08-2008  
SCALE 1" = 100'  
USES FIELD  
D.M 165B165, 165B161  
162R05, 162B101  
T.B PAGE 560 GRID EF-5



#### LEGAL DESCRIPTION

LOT 1, PORTION LOT 1, BLOCK 1, TRACT 1, CHAST. M.B. 1947, P. 31, 32

#### SITE DESCRIPTION

PROPOSED RESIDENTIAL CONDOMINIUM UNITS = 200 UNITS

PARKING REQUIRED:  
200 UNITS x 2.5 = 500 PARKING SPACES  
GOLF COURSE DRIVING RANGE PARKING TO BE DETERMINED BY CONDITIONAL USE

PARKING PROVIDED:  
RESIDENT SPACES 500 SPACES  
GOLF COURSE DRIVING RANGE SPACES 130 SPACES (INCLUDES 22 SURFACE SPACES)  
TOTAL SPACES PROVIDED 630 SPACES  
(INCLUDES 13 HANDICAPPED PARKING SPACES)

#### AREA CALCULATION

ALLOWABLE #3 UNITS: 193,486 SQ.FT./400 SQ.FT. = 240 UNITS  
PROPOSED PROJECT: 200 SENIOR CONDOMINIUM UNITS  
40,000 SQ.FT. OF COMMON AREA ON GROUND FLOOR

BUILDING GROSS AREA: 336,000 SQ.FT.  
BUILDING COMMON USE GROSS AREA: 40,000 SQ.FT.  
TOTAL BUILDING RESIDENTIAL GROSS AREA: 376,000 SQ.FT.  
GROSS AREA PER UNIT: 376,000 SQ.FT. / 200 UNITS = 1,880 SQ.FT.  
GROSS AREA PER UNIT: 1,880 SQ.FT. x 0.85 = 1,598 SQ.FT.

BUILD FOOTPRINTS: 85,987 SQ. FT.  
LANDSCAPE AND HARDSCAPE: 109,176 SQ. FT.  
P1 LEVEL SUBTERRANEAN PARKING: 174,500 SQ. FT. (370 SPACES) SEE 1/42.0  
P2 LEVEL SUBTERRANEAN PARKING: 85,920 SQ. FT. (243 SPACES) SEE 2/42.0

**Franco & Associates Inc.**  
1600 Ventura Blvd. #1  
Studio City, CA 91604  
Tel 818 754-2000  
Fax 818 754-2002

**HOMEPLACE RETIREMENT COMMUNITIES OF AMERICA INC.**  
PROPOSED HOUSING PROJECT  
4141 WHITSETT AVE., STUDIO CITY, CA 91604  
**PROPOSED SITE PLAN**

NO.	DESCRIPTION	DATE


**HOMEPLACE RETIREMENT COMMUNITIES OF AMERICA INC.**  
PROPOSED HOUSING PROJECT

PROJECT NAME:  
4141 WHITSETT AVE., STUDIO CITY, CA 91604

PROJECT NO.  
**PROPOSED SITE PLAN**

PROJECT ADDRESS

OWNER: FRANCO & ASSOCIATES, INC.  
12245 CENTURA BLVD., STE. #  
VANUO CITY, CA 91404  
RAY FRANCO (818) 754-2000

DATE: 1/23/18  
SCALE: 1"=50'-0"

A1.0